



# 56 Weardale Avenue

Dartford DA2 6LE

**Offers Around £470,000**



5



2



2



D

Welcome to Weardale Avenue, Dartford - a charming property that offers the perfect blend of space, comfort, and convenience. This delightful house boasts 4 bedrooms, including a 5th bedroom downstairs, ideal for guests or as a home office. With 2 reception rooms, there's ample space for entertaining or simply relaxing with the family.

Built in 1967, this property exudes character and warmth, making it a truly inviting family home. The rear extension has transformed this house into a generously sized abode, perfect for those looking for a spacious living environment.

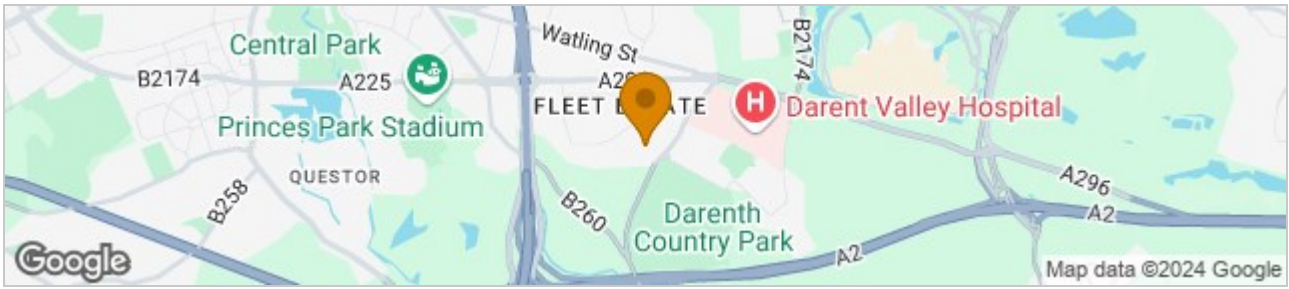
The kitchen breakfast room is a focal point of the house, providing a cozy space for enjoying meals together. The larger lounge/diner offers a versatile area for both formal dining and casual lounging. Additionally, the property features a bathroom and an ensuite shower room, ensuring convenience and privacy for all residents. Locally you have Fleetdown primary school and Dartford Grammar School and situated just a stone's throw away from Darenth Hospital and Country Park, as well as a short drive from the renowned Bluewater Shopping Centre, this location offers the best of both worlds - tranquility and urban amenities at your doorstep.

Externally, the property boasts a lovely garden with a summer house at the rear, perfect for enjoying the outdoors. The blocked paved drive to the front provides parking space for 2 vehicles, ensuring convenience for you and your guests.

With an EPC rating of D and council tax band D, this property not only offers comfort and style but also efficiency and affordability. Don't miss out on the opportunity to make this house your home - book a viewing today and step into the lifestyle you've been dreaming of!



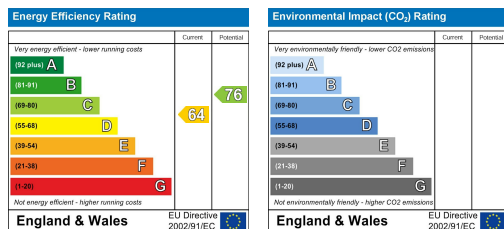
## Area Map



## Floor Plans

|                                       |  |  |
|---------------------------------------|--|--|
| <p><b>Ground Floor Building 1</b></p> | <p><b>Floor 1 Building 1</b></p>   | <p><b>Approximate total area<sup>®</sup></b><br/>1255.18 ft<sup>2</sup><br/>116.61 m<sup>2</sup></p> |
| <p><b>Ground Floor Building 2</b></p> | <p>(1) Excluding balconies and terraces.</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p><b>GIRAFFE 360</b></p> |  |

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

159 High Street, Strood, Rochester, Kent, ME2 4TH

Tel: 01634 735335 Email: justine@medwaymortgageshop.co.uk <https://www.medwaymortgageshop.co.uk>